# CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- January 18, 2019 121 N. LaSalle Street- Room 200

Approval of the agenda for the January 18, 2019 regular meeting of the Board.

Approval of the minutes from the December 21, 2018 regular meeting of the Board.

#### 9:00 A.M.

1-19-S ZONING DISTRICT: C1-1 WARD: 30

**APPLICANT:** PI Tower Development Marco Investments, LLC **PREMISES AFFECTED:** 3394 N. Milwaukee Avenue

**SUBJECT:** Application for a special use to establish a free standing 105' high

wireless communication tower.

Approved

2-19-Z ZONING DISTRICT: C1-1 WARD: 30

APPLICANT: PI Tower Development, LLC
OWNER: Marco Investments, LLC
PREMISES AFFECTED: 3394 N. Milwaukee Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 8.2' for a proposed free standing 105' high wireless

communication tower.

• Approved

3-19-Z ZONING DISTRICT: C1-1 WARD: 30

APPLICANT: PI Tower Development, LLC
OWNER: Marco Investments, LLC
PREMISES AFFECTED: 3394 N. Milwaukee Avenue

**SUBJECT:** Application for a variation to increase the maximum height from

75' to 105' for a proposed free standing wireless communication

facility.

• Approved

4-19-Z ZONING DISTRICT: RT-4 WARD: 43

**APPLICANT:** 1963 N Dayton, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1963 N. Dayton Street

**SUBJECT:** Application for a variation to reduce the front setback from the

required 10.08' to 9', north setback from 2' to 1' (south setback to be 3'), combined side setback to be 4' for a proposed three-story, single family residence with a detached garage with a roof deck.

5-19-S ZONING DISTRICT: C2-5 WARD: 27

**APPLICANT:** Chicago 925 Investment Partners, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 925 W. Chicago Avenue

**SUBJECT:** Application for a special use to expand an existing special use for

two new dwelling units in the basement of an existing building with retail at ground floor and thirty- four dwelling units above for

a total of thirty-six dwelling units.

• Approved

6-19-S ZONING DISTRICT: C2-5 WARD: 27

**APPLICANT:** Chicago Investment Partners, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 925 W. Chicago Avenue

**SUBJECT:** Application for a special use to reduce the number of required

parking spaces from the required thirty-six spaces to seventeen for the expansion of an existing special use from thirty-four dwelling units to thirty-six dwelling units. This is a transit served location.

Approved

7-19-S ZONING DISTRICT: B2-5 WARD: 27

**APPLICANT:** Van Hardin, LLC

**OWNER:** CA Residential 713 N Milwaukee, LLC

PREMISES AFFECTED: 713 N. Milwaukee Avenue

**SUBJECT:** Application for a special use to establish a barber shop.

Approved

8-19-Z ZONING DISTRICT: RS-3 WARD: 23

**APPLICANT:** Maria Rico

**OWNER:** Same as applicant

PREMISES AFFECTED: 5223 S. Kilbourn Avenue

**SUBJECT:** Application for a variation to reduce the north setback from the

required 2.4' to 1.1 (south to be 6.4'), combined side setback shall be 7.5' for a proposed second floor addition to the existing two-story, three dwelling unit building being converted to a single

family residence.

**APPLICANT:** Faha Management, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 2731 N. Southport Avenue

**SUBJECT:** Application for a variation to reduce the north setback from the

required 2' to zero, south setback from 2' to zero, combined side setback from 5' to zero, rear setback from 37.25' to 2' for a

proposed bridge connection from the rear of the existing building

to a proposed roof deck.

• Continued to February 15, 2019 at 9:00 a.m. Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, fourth Board member to read transcript and vote at the February Zoning Board of Appeals hearing.

10-19-Z ZONING DISTRICT: RS-3 WARD: 26

APPLICANT: Cory Krieger
OWNER: Same as applicant
PREMISES AFFECTED: 2131 W. Race Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 10.30' to 3', rear setback from 25.20' to 2' combined side setback from 5' to zero for a proposed two-story, single family

residence with two car garage with roof deck and stairs.

Approved

11-19-Z ZONING DISTRICT: RS-3 WARD: 26

APPLICANT: Cory Krieger
OWNER: Same as applicant
PREMISES AFFECTED: 2131 W. Race Avenue

**SUBJECT:** Application for a variation to relocate the 143 square feet of the

required 225 square feet of rear yard open space to the garage roof deck which is more than 4' above grade to serve a proposed two-

story, single family residence.

Approved

12-19-S ZONING DISTRICT: B3-2 WARD: 18

APPLICANT: Guz Tzoumas
OWNER: Same as applicant
PREMISES AFFECTED: 8500-02 S. Pulaski Road

**SUBJECT:** Application for a special use to establish a one lane drive-through

to serve a proposed one-story restaurant.

13-19-S ZONING DISTRICT: B3-2 WARD: 47

**APPLICANT:** Alan Coyle

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 2402-06 W. Cuyler Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed three-story, three dwelling unit town

house building.

• Approved

14-19-Z ZONING DISTRICT: B3-2 WARD: 47

**APPLICANT:** Alan Coyle **OWNER:** Same as applicant

**PREMISES AFFECTED:** 2402-06 W. Cuyler Avenue

**SUBJECT:** Application for a variation to reduce the front wall facing a

public street for a townhome from the required 12' to .33', the rear setback for a townhome end facing wall from a public street from 5' to .25', the rear wall facing a side property line

from 12' to zero, for a proposed three dwelling unit

townhouse building.

Approved

15-19-Z ZONING DISTRICT: B3-2 WARD: 47

**APPLICANT:** Alan Coyle **OWNER:** Same as applicant

PREMISES AFFECTED: 2402-06 W. Cuyler Avenue

**SUBJECT:** Application for a variation to relocate the required 200 square

feet of private yard area per unit to be located on a deck or patio that is greater than 4' from grade for a proposed threestory, three dwelling unit townhouse building with private roof decks, rear open balconies and garage with roof deck and

access stair.

Approved

16-19-Z ZONING DISTRICT: RM-4.5 WARD: 33

**APPLICANT:** 3217 Troy, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 3215 N. Troy Street

**SUBJECT:** Application for a variation to reduce the front setback from the

required 13.09' to 7.58' for a proposed three-story, three dwelling

unit building with a detached three-car garage.

**APPLICANT:** George Street Development, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1246 W. George Street

**SUBJECT:** Application for a variation to reduce the front setback from 4.25' to

zero, east setback from 2' to zero, west setback from 2' to zero, combined side setback from 5' to zero for a proposed third story addition, rear roof decks, and open stairs for roof deck access on the existing office building to be converted to a single family

residence.

• Approved

18-19-Z ZONING DISTRICT: RT-4 WARD: 32

**APPLICANT:** George Street Development, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1246 W. George Street

**SUBJECT:** Application for a variation to relocate the required 199.88 square

feet of rear yard open space to a deck that is more than 4' above grade for an existing office building to be converted to a single

family residence.

Approved

19-19-Z ZONING DISTRICT: RT-4 WARD: 32

**APPLICANT:** George Street Development, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1246 W. George Street

**SUBJECT:** Application for a variation to expand the existing floor area by no

more than 14.98% (640.07 square feet) for a total of 4,906.82 square feet for a proposed third floor addition, roof deck and open stairs to access roof decks for the existing office building to be

converted to a single family residence.

Approved

20-19-Z ZONING DISTRICT: B3-1 WARD: 35

**APPLICANT:** L2W, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 3801 W. Fullerton Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 24.75' for a proposed second floor addition with two dwelling units to an existing one-story building with retail,

restaurant with outdoor patio at grade.

**APPLICANT:** L2W, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 3801 W. Fullerton Avenue

**SUBJECT:** Application for a variation to reduce the required on-site parking

spaces from three to two for a proposed second floor addition with two dwelling units to the existing one-story building with retail,

restaurant with outdoor patio at grade.

Approved

**22-19-Z APPLICANT:**ZONING DISTRICT: C3-1 WARD: 29
Tauhida Melendez dba House of Thrones Events

**OWNER:** Luxe Galewood Owner, LLC **PREMISES AFFECTED:** 6528 W. North Avenue

**SUBJECT:** Application for a variation to establish a public place of

amusement license to provide live entertainment, music, DJ and cover charge within an event space which is located within 125' of

a residential zoning district.

• Continued to February 15, 2019 at 2:00 p.m.

23-19-S ZONING DISTRICT: RM-5 WARD: 24

**APPLICANT:** Greater Rock Development Corporation **OWNER:** Greater rock Missionary Baptist Church

**PREMISES AFFECTED:** 700 S. Independence Boulevard

**SUBJECT:** Application for a special use to establish a community center.

• Approved

**24-19-S ZONING DISTRICT: B3-2 WARD: 26** 

**APPLICANT:** Celebrity Lashes Inc. / Valentyna Parashchak

**OWNER:** Dalivu, LLC Bernard Huang **PREMISES AFFECTED:** 910 N. Western Avenue

**SUBJECT:** Application for a special use to establish a hair/ nail salon.

Approved

25-19-Z ZONING DISTRICT: B2-2 WARD: 32

**APPLICANT:** EZMB, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2016 W. Webster Avenue

**SUBJECT:** Application for a variation to reduce the lot area from the required

3,000 square feet to 2,725 square feet for a proposed four-story,

three dwelling unit building.

Denied

**APPLICANT:** EZMB, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 2016 W. Webster Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 18'-6" for a proposed garage roof deck with access from the porch of the proposed four-story, three dwelling unit

building.

Denied

27-19-Z ZONING DISTRICT: B3-3 WARD: 1

APPLICANT: MF Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2246 N. Western Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 3' on floors containing dwelling units for a proposed four- story building with ground floor commercial and three dwelling units above with an attached three car garage.

Approved

28-19-Z ZONING DISTRICT: DX-5 WARD: 42

**APPLICANT:** Hans Kebritchi Same as applicant **PREMISES AFFECTED:** 714 N. Wells Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 1.96' for a proposed rear three-story addition with roof deck and roof deck and attached three car garage for the

existing three-story mixed use building.

• Continued to February 15, 2019 at 2:00 p.m.

29-19-Z ZONING DISTRICT: DX-5 WARD: 42

APPLICANT: Hans Kebritchi
OWNER: Same as applicant
PREMISES AFFECTED: 714 N. Wells Street

**SUBJECT:** Application for a variation to reduce the required off street parking

spaces from two to one for a proposed rear three-story addition with roof deck and stairs and an attached one car garage for the

existing three-story mixed use building.

• Continued to February 15, 2019 at 2:00 p.m.

30-19-S ZONING DISTRICT: B3-1 WARD: 29

APPLICANT: Altine Collier

OWNER: Sameh Abuaqel

PREMISES AFFECTED: 5842 W. North Ave

PREMISES AFFECTED: 5842 W. North Avenue

**SUBJECT:** Application for a special use to establish a hair braiding salon.

31-19-S ZONING DISTRICT: B3-1 WARD: 23

APPLICANT: Emer Gomez

OWNER: Monica Magdaleno

PREMISES AFFECTED: 7008 W. Archer Avenue

**SUBJECT:** Application for a special use to establish a hair salon.

Approved

32-19-S ZONING DISTRICT: B3-2 WARD: 32

**APPLICANT:** The Fade Lounge, LLC

**OWNER:** Perducci, LLC

**PREMISES AFFECTED:** 3035 W. Fullerton Avenue

**SUBJECT:** Application for a special use to establish a barber shop.

Approved

33-19-Z ZONING DISTRICT: RS-1 WARD: 41

**APPLICANT:** Board of Education

**OWNER:** Public Building Commission **PREMISES AFFECTED:** 6530 W. Bryn Mawr Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 50' to 11.33', south side setback from 28.75' to 16.17' (north to be 28.75'), for proposed accessory recreational equipment including a turf field with backstop, bleachers with pressbox, light poles, 20' high chain link fence, and two new tennis courts to serve

the existing high school.

Continued to February 15, 2019 at 2:00 p.m.

**34-19-S APPLICANT:**WARD: 39
Mariana C. Deaconu dba MCD Defined Beauty Inc.

OWNER: Ladd Kulhanek

PREMISES AFFECTED: 6318 N. Cicero Avenue

**SUBJECT:** Application for a special use to establish a beauty salon.

Approved

**35-19-S ZONING DISTRICT: B3-1 WARD: 39 APPLICANT:**Mariana C Deaconu dba MCD Defined Beauty, Inc.

OWNER: Ladd Kulhanek

**PREMISES AFFECTED:** 6318 N. Cicero Avenue

**SUBJECT:** Application for a special use to establish a body art service (micro-

blading, machine and blade).

Approved

36-19-S ZONING DISTRICT: B3-1 WARD: 50

**APPLICANT:** Congregation Ohel Tefilah

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2733 W. Touhy Avenue

**SUBJECT:** Application for a special use to establish a religious assembly

within an existing one-story building.

37-19-S ZONING DISTRICT: B3-1 WARD: 50

**APPLICANT:** Congregation Ohel Tefillah

**OWNER:** 2723 Touhy, LLC **PREMISES AFFECTED:** 2723 W. Touhy Avenue

**SUBJECT:** Application for a special use to establish nine accessory offsite

parking spaces to serve the proposed religious assembly located at

2733 W. Touhy Avenue.

• Approved

38-19-S ZONING DISTRICT: C2-3 WARD: 47

**APPLICANT:** FBF, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 1212 W. Carmen Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed five-story, nine dwelling unit building.

Approved

39-19-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Joseph and Joanne Siciliano

**OWNER:** Same as applicant

PREMISES AFFECTED: 3131 N. Hoyne Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 11.40' to 5.42', north setback from 3' to .93' for a proposed open front porch and a second floor addition to the existing single

family residence.

Approved

40-19-S ZONING DISTRICT: C2-3 WARD: 28

**APPLICANT:** Raina Western, LLC

**OWNER:** Trust 5025983, LLC series 2000 S Western

**PREMISES AFFECTED:** 2000 S. Western Avenue

**SUBJECT:** Application for a special use to establish a one-lane drive through

for a proposed fast food restaurant.

• Withdrawn

41-19-Z ZONING DISTRICT: RT-4 WARD: 49

**APPLICANT:** Touhy Court Condominium Association

**OWNER:** Same as applicant

PREMISES AFFECTED: 1813-19 W. Touhy Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 15' to zero, east setback from 5' to zero (west to be zero), combined side setback from 10' to zero for a 6.42' high iron fence

at the front of the existing three-story building.

APPLICANT: Rafael Brisuela
OWNER: Same as applicant
PREMISES AFFECTED: 3959 W. Ontario Street

**SUBJECT:** Application for a variation to reduce the east setback from 2' to

zero, (west to be zero), combined side setback from 3.2' to zero for a proposed rear one-story addition on to an existing single family

residence.

• Approved

43-19-Z ZONING DISTRICT: RS-3 WARD: 28

APPLICANT: Marek Sasadeusz
OWNER: Same as applicant
PREMISES AFFECTED: 4931 W. Monroe Street

**SUBJECT:** Application for a variation to increase the density not to exceed

more than one unit from the original two units to three units in an

existing two-story building.

Approved

44-19-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: Nader Yahya
OWNER: Same as applicant
PREMISES AFFECTED: 2010 W. Division Street

**SUBJECT:** Application for a special use to expand an existing liquor store

located at 2006 W. Division Street into 2010 W. Division Street.

Approved

45-19-Z ZONING DISTRICT: RS-3 WARD: 33

APPLICANT: Alvaro Santamaria
OWNER: Same as applicant
PREMISES AFFECTED: 3358 W. Cuyler Street

**SUBJECT:** Application for a variation to reduce the front setback from the

required 12.13' to 9.09', west setback from 2' to 0.57', east setback

from 2' to 1.83', combined side setback from 5' to 2.4' for a proposed third story dormer addition, front one story open porch with roof, rear two story open porch for the existing three-story,

three dwelling unit building.

Approved

46-19-Z ZONING DISTRICT: RS-3 WARD: 33

APPLICANT: Alvaro Santamaria
OWNER: Same as applicant
PREMISES AFFECTED: 3358 W. Cuyler Avenue

**SUBJECT:** Application for a variation to expand the existing floor area of

3,051.73 square feet by 82.08 square feet which is no more than 2.69% with a proposed third story dormer addition to the existing

three-story, three dwelling unit building.

APPLICANT: Dayton 1909, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1909 N. Dayton Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 35' to 2', north setback from 2' to zero (south to be zero), combined side setback from 5' to zero for a proposed three-story, single family residence with roof deck and an attached garage with

roof deck.

Approved

48-19-Z ZONING DISTRICT: B2-3 WARD: 1

**APPLICANT:** Ashler, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1734 N. California Avenue

**SUBJECT:** Application for a variation to reduce the rear setback on floors

containing dwelling units from the required 30' to 2' for a proposed four-story, three dwelling unit building with an attached three car

garage.

Approved

49-19-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Matt and Julie Simon OWNER: Same as applicant PREMISES AFFECTED: 1938 N. Dayton Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 35' to zero for a proposed 10' masonry privacy wall with a wood and steel sliding gate 2' from the rear lot line of the existing

single family residence with one parking space.

• Continued to February 15, 2019 at 9:00 a.m. Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, fourth Board member to read transcript and vote at the February Zoning Board of Appeals hearing.

### **CONTINUANCES**

**331-18-S ZONING DISTRICT: B3-3 WARD: 26** 

APPLICANT: Jester Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1709 N. Kedzie Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed four-story, three dwelling unit building

with a detached three car garage.

• Dismissed for want of prosecution.

537-18-S ZONING DISTRICT: M1-1 WARD: 14

**APPLICANT:** Maquella Management, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 5252 S. Archer Avenue

**SUBJECT:** Application for a special use to establish a six pump gas station

with an accessory one-story retail sales and restaurant with drivethrough use building and a two-story car wash use building.

• Continued to March 15, 2019 at 2:00 p.m.

538-18-S ZONING DISTRICT: M1-1 WARD: 14

APPLICANT: Maquella Management
OWNER: Same as applicant
PREMISES AFFECTED: 5252 S. Archer Avenue

**SUBJECT:** Application for a special use to establish a drive through facility

for a proposed accessory restaurant on a lot containing a gas

station, a retail sales building and a car wash building.

• Continued to March 15, 2019 at 2:00 p.m.

### **VOTE ONLY**

532-18-Z ZONING DISTRICT: RT-4 WARD: 45

**APPLICANT:** Chicago Title and Land Trust 8002361424

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 3721 N. Parkview Terrace

**SUBJECT:** Application for a variation to reduce the east front setback from 15'

to zero, north setback from 7.47' to zero, to allow a 7' to 9' high fence with stone piers and a 4' north side setback to allow open access stair to the garage roof deck that serves an existing single

family residence.

• Approved with conditions (i.e., access stair approved; fence denied).

## 2:00 P.M.

50-19-Z ZONING DISTRICT: RS-2 WARD: 6

**APPLICANT:** The LYTE Collective **OWNER:** Same as applicant

**PREMISES AFFECTED:** 7604 S. St. Lawrence Avenue

**SUBJECT:** Application for a variation to increase the existing floor area from

0.65 to 1.463 for a proposed two-story elevator addition on the

existing three story community center building.

Approved

51-19-Z ZONING DISTRICT: RS-2 WARD: 6

**APPLICANT:** The LYTE Collective **OWNER:** Same as applicant

**PREMISES AFFECTED:** 7604 S. St. Lawrence Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 15, to zero (north to be zero) for a proposed two-story elevator addition on an existing three-story, community center

building.

Approved

52-19-Z ZONING DISTRICT: B3-5 WARD: 1

**APPLICANT:** Oasis of Bucktown, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 2400 W. Wabansia Avenue / 1700-08 N. Western Avenue **SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to zero for a proposed five-story building with ground

floor retail, twenty-nine car interior garage and sixty dwelling

units.

• Approved

53-19-Z ZONING DISTRICT: B3-5 WARD: 1

**APPLICANT:** Oasis of Bucktown **OWNER:** Same as applicant

PREMISES AFFECTED: 2400 W. Wabansia Avenue / 1700-08 N. Western Avenue

**SUBJECT:** Application for a variation to reduce one 8' x 18' parking space for

a proposed five-story building with ground floor retail, twentynine interior parking spaces and sixty dwelling units above.

**APPLICANT:** Oasis of Bucktown, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 2400 W. Wabansia Avenue / 1700-08 N. Western Avenue

**SUBJECT:** Application for a variation to eliminate the one required 10' x 25'

loading berth for a proposed five-story building with ground floor retail, twenty-nine interior parking spaces and sixty dwelling units

above.

• Withdrawn

**ZONING DISTRICT: RM-6** WARD: 48 APPLICANT: Loyola University of Chicago c/o Wayne Magdziaz

**OWNER:** Same as applicant

PREMISES AFFECTED: 6314 N. Winthrop Avenue

**SUBJECT:** Application for a special use to establish an eight-story, four

hundred and two bed residence hall (Group Living not otherwise

classified) building with two dwelling units.

Approved

**ZONING DISTRICT: RM-6** WARD: 48 APPLICANT: Loyola University of Chicago c/o Wayne Magdziarz

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 6314 N. Winthrop Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 15' to zero, north and south setback from 20' to zero, rear setback from 45' to 24.66' for a proposed eight story, four-hundred and two bed residence hall building (group living not otherwise

classified) with two dwelling units.

• Approved

57-19-Z ZONING DISTRICT: B3-3 WARD: 25

**APPLICANT:** Kings 23 Development, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 219 W. 23rd Street

**SUBJECT:** Application for a variation to reduce the front setback from 0.63' to

zero, rear setback from 30' to 20' on floors containing dwelling units for a proposed four-story building with ground floor office

and six dwelling units above.

**APPLICANT:** Kings 23 Development, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 217 W. 23rd Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 20' on floors containing dwelling units for a proposed four-story building with ground floor office and six

dwelling units above.

• Approved

59-19-Z ZONING DISTRICT: B1-3 WARD: 5

**APPLICANT:** 312 Properties, LLC- 1645 E. 53rd Street

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1645 E. 53rd Street

**SUBJECT:** Application for a variation to reduce the west setback from 2' to

zero for a proposed third and fourth floor addition and a rear threestory addition to convert the existing two-story office building to a mixed use building with medical office on the first floor and four

dwelling unit.

Approved

60-19-S ZONING DISTRICT: B3-3 WARD: 2

APPLICANT: Sandler Innovations, LLC
OWNER: Chabad Living Room, LLC
PREMISES AFFECTED: 1632 N. Milwaukee Avenue

**SUBJECT:** Application for a special use to establish a barber shop.

Approved

61-19-Z ZONING DISTRICT: RS-1 WARD: 40

**APPLICANT:** Avi Ron

**OWNER:** Andrew Rubenstein

**PREMISES AFFECTED:** 2939-47 W. Catalpa Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 22.88' to 20', east setback from 12.01' to 6.41', combined side setback from 36.02' to 7.88' for the existing one story, single family residence to remain at 2939 W. Catalpa. A single family

residence is proposed for 2947 W. Catalpa Avenue.

• Continued to February 15, 2019 at 2:00 p.m.

**APPLICANT:** Jack Tusk

**OWNER:** Same as applicant **PREMISES AFFECTED:** 5343 N. Wayne Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 36.9' to 1.59', north and south side setback from 2.4' to zero each, combined side setback from 6' to zero, rear setback feature from 2' to 1.59' for a proposed three-car garage with roof

deck access from an existing rear open porch.

• Continued to February 15, 2019 at 2:00 p.m.

63-19-S ZONING DISTRICT: M3-2 WARD: 41

**APPLICANT:** Touhy Avenue Operating Company **OWNER:** Touhy Avenue Land Company, LLC

PREMISES AFFECTED: 12521 W. Touhy Avenue

**SUBJECT:** Application for a special use to establish an adult book store in an

existing one-story building. The applicant wishes to modify an existing special use which was granted in Cal. No. 279-02-S, provided Joseph and Meghan Musso remained the sole

shareholders.\*

• Approved with conditions

64-19-S ZONING DISTRICT: B3-3 WARD: 44

**APPLICANT:** Jose A. Flores dba Platinum Fades

**OWNER:** Woody Slaymaker **PREMISES AFFECTED:** 3309 N. Clark Street

**SUBJECT:** Application for a special use to establish a barber shop.

Approve

65-19-S ZONING DISTRICT: B3-1 WARD: 15

**APPLICANT:** Javier Lebron Same as applicant

PREMISES AFFECTED: 4454-56 S. Western Avenue

**SUBJECT:** Application for a special use to establish a tavern on the first and

second floor of an existing building.

Approved

66-19-Z ZONING DISTRICT: B3-1 WARD: 15

**APPLICANT:** Javier Lebron **OWNER:** Same as applicant

**PREMISES AFFECTED:** 4454-56 S. Western Avenue

**SUBJECT:** Application for a variation to establish a public place of

amusement license on the first and second floor of a proposed tavern to provide live entertainment, music, DJ, and cover charge within an existing building which is located within 125' of a

residential zoning district.

• **Approved** \*Amended at hearing

**APPLICANT:** 2230 Seeley, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 2232 N. Avondale Avenue / 2230 N. Seeley Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 6.68' to zero, rear setback from 16.72' to 2', front rooftop enclosure setback from 20' to 17' for a proposed three-story, four dwelling unit building with four car garage and a nine foot fence.

Approved

68-19-Z ZONING DISTRICT: RT-4 WARD: 32

**APPLICANT:** 2230 Seeley, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2232 N. Avondale Avenue / 2230 N. Seeley Avenue

**SUBJECT:** Application for a variation to relocate the required 278.97 square

feet of rear yard open space to the proposed garage roof deck which will serve the proposed three-story, four dwelling unit

building.

Approved

69-19-S ZONING DISTRICT: C1-2 WARD: 25

**APPLICANT:** Jefferson Street Partners, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 1835-39 S. Canalport Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed four-story, six dwelling unit building with rear detached two and four car garage with roof deck and two

open parking spaces.

• Approved

70-19-Z ZONING DISTRICT: C1-2 WARD: 25

**APPLICANT:** Jefferson Street Partners, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 1835-39 S. Canalport Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 2' for a proposed four-story, six dwelling unit building with rear detached two and four car garage with roof decks and open bridge from the rear porch to the roof deck.

• Approved

71-19-S ZONING DISTRICT: B3-2 WARD: 48

APPLICANT: Plan 9, LLC dba Rocket Tattoo
OWNER: Ljubo and Carolyn Pejovic
PREMISES AFFECTED: 1008 W. Argyle Street

**SUBJECT:** Application for a special use to establish a body art service

(tattoo).

72-19-S ZONING DISTRICT: B3-3 WARD: 28

**APPLICANT:** Alexander Memmen

**OWNER:** Zonia Borda & Timothy J.K. Griffiths

PREMISES AFFECTED: 713-15 S. Western Avenue

**SUBJECT:** Application for a special use to establish a residential use below

the second floor for the conversion of an existing at grade commercial space to a residential dwelling unit. There will be a

total of two dwelling units.

• Approved

73-19-Z ZONING DISTRICT: RM-4.5 WARD: 1

**APPLICANT:** Dubbs Enterprise, LLC / Jason Williams

**OWNER:** Same as applicant

PREMISES AFFECTED: 1406-12 N. Washtenaw Street

**SUBJECT:** Application for a variation to subdivide an existing lot which will

result in two new zoning lots which shall reduce the front setback from the required 15' to zero, south setback from 3.56' to zero, (north to be 8.98'), rear yard setback from 37.5' to zero for 1408-12 N. Washtenaw, 1406 N. Washtenaw shall reduce the front setback from 15' to 4', north and south setback shall be zero each, rear yard setback from 37.5' to zero to subdivide one zoning lot into two lots. The lot at 1406 shall contain a one and three story four dwelling unit building. 1408-12 shall contain three dwelling

units in front and a rear single family coach house.

Approved

74-19-Z ZONING DISTRICT: RM-4.5 WARD: 1

**APPLICANT:** Dubbs Enterprises, LLC / Jason Williams

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 1406 N. Washtenaw Street

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the required 252.93 square feet to zero for a subdivided zoning lot. The existing one and three story building shall remain and be

converted to a four-dwelling unit building.

Approved

75-19-Z ZONING DISTRICT: C1-2 WARD: 47

APPLICANT: Big Blue Swim School, LLC OWNER: 4207 N. Western, LLC PREMISES AFFECTED: 4207 N. Western Avenue

**SUBJECT:** Application for a variation to reduce the east setback from the

required 6.7' to zero for a proposed 8.25' high solid fence along the

east property line on a lot containing an existing one-story

building.

• Continued to February 15, 2019 at 2:00 p.m.

76-19-S ZONING DISTRICT: B3-3 WARD: 47

**APPLICANT:** Frances M. Vera **OWNER:** Same as applicant

PREMISES AFFECTED: 1338 W. Irving Park Road

**SUBJECT:** Application for a special use to establish a business live / work unit

in an existing three-story, mixed use building.

Approved

#### **CONTINUANCES**

534-18-S ZONING DISTRICT: C1-2 WARD: 2

**APPLICANT:** 1913 Northco, LLC

**OWNER:** JFS 1913-19 North Avenue, LLC

PREMISES AFFECTED: 1913-17 W. North Avenue

**SUBJECT:** Application for a special use to establish an outdoor roof top patio

to serve an existing restaurant.

• Approved with conditions

535-18-Z ZONING DISTRICT: C1-2 WARD: 2

**APPLICANT:** 1913 Northco, LLC

**OWNER:** JFS 1913-19 North Avenue, LLC

**PREMISES AFFECTED:** 1913-17 W. North Avenue

**SUBJECT:** Application for a variation to establish a transit served location to

allow a reduction of the on-site required parking by up to 100% for a proposed outdoor roof top patio to serve an existing restaurant.

• Approved with conditions

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of December 21, 2018, with the exception of Board Cal. No. 404-18-Z.

Adjournment.